

SITE PLAN REVIEW AGENDA

Tuesday, August 8, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-04-17-18
Applicant: Julie Swartz (Jersam LLC)
Address: 397-399 and [401-405](#) South Avenue
Zoning District: Center City District-Riverfront (CCD-R)
Description: Construct single story, 2,600 square foot, retail building with two tenant spaces.
Requirement for Site Plan Review: 120-65D: Applications not meeting the design criteria shall require site plan approval
120-67F(1)(c)[1][b]: Buildings shall be a minimum of three stories in height
120-191D(3)(a)[2]: All new construction in the CCD that include minor deviations from the design criteria
120-191D(3)(c)[2]: Applications in the CCD that include major deviations from the design criteria
Site Plan Type: Major
Quadrant: SE
Enforcement: No
SEQR: Type 2, 6 CRR-NY 617.5(c)(7) and City Code Section 48-5B(19)
Contact Person: TBD

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-03-17-18
Address: [706](#), 710-712, 714, and 722 Dewey Avenue
Zoning District: Dewey-Driving Park Urban Renewal District-South/C-2
Description: Demolish four structures: vacant vehicle repair (706 Dewey), four family dwelling (710-712 Dewey), two family dwelling (714 Dewey), and three family dwelling (722 Dewey). Construct 9,927 square foot retail structure (Family Dollar), including a 26 space parking lot, remove five curb openings on Dewey Avenue and install one new curb opening and install associated landscaping improvements. Project includes resubdivision of 706, 710-712, 714, and 722 Dewey Avenue.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; tentatively scheduled for 9-20-2017 ZBA

File #: SP-38-16-17
Address: [625 South Goodman Street](#)
Zoning District: C-2
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking

garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

Contact Person:

Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Notes:

Site Plan review in progress; requested additional information from applicant

File #:

SP-02-17-18

Address:

[1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5

Zoning District:

CCD-B

Description:

Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes:

Site Plan review in progress; land sale scheduled for 8-15-2017 City Council

File #: SP-35-16-17
Address: [618 Upper Falls Boulevard](#)
Zoning District: C-2
Description: Construct vehicle service operation (gas sales) and convenience store. Store will re-use existing 2400 sf building. Gas pumps and canopy will be new construction. Project includes a 3000 sf (+/-) future development site.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress

File #: SP-34-16-17
Address: 270 East Avenue
Zoning District: CCD-E
Description: Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, 124 underground and ground level parking spaces, and a public open space
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; project requires state variance from fire code

File #: SP-12-16-17
Address: 120 Charlotte Street
Zoning District: CCD-E
Description: Construct a 4 story, 50 unit, multifamily dwelling and 17 space parking lot.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending

File #: SP-08-16-17
Address: [135-165 Murray Street](#)
Description: Legalize the existing salvage yard.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Applicant has submitted new information

File #: SP-21-16-17
Address: [586 Lyell Avenue](#)
Zoning District: C-2
Description: Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Scheduled for 8-7-2017 CPC

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None